

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: May 26, 2005 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, May 26, 2005 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

I. PUBLIC HEARING:

Subdivision:

With respect to the application below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the application and conduct a Public Hearing.

1. S-14-2005 Property located at 59 Broadway Avenue, an application to subdivide property to
create an 8,054 sq. ft. lot for a single family dwelling – Philip McGlone for
Festus P. McGlone

II. REGULAR BUSINESS MEETING:

2. Approval of Minutes of Meetings held on April 14, 2005 and April 28, 2005.
3. Election of Planning Board Officers.

A. Tabled Items: Subdivisions, Site Plan/Planned Developments:

4. S-34-2004 Property located on Hobart Street, an application to subdivide property to
create twelve (12) single family lots, including construction of public street and
utilities – Lemire Enterprises
Public Hearing: 03/10/05, 04/14/05 & 05/12/05
Extended Deadline: 07/14/05 [Remain on Table]

5. S-09-2005 Property located at 192 Arah Street, an application to consolidate two lots and subdivide into three (3) lots – George P. & Becky M. Kokkinos and Beck's Custom Homes, Inc.
Public Hearing: 04/14/05 [Recommendation Enclosed]
Statutory Deadline: 06/09/05
6. S-11-2005 Property located at 972 & 988 Mammoth Road, an application to subdivide property by adjusting a boundary line, without creating a new building lot – Robert & Patricia Bouchard & The Warren Irrevocable Trust
Public Hearing: 03/10/05 [Recommendation Enclosed]
Extended Deadline: 07/14/05
7. PD-01-2005 Property located at 972 Mammoth Road, an application to create a planned development by the construction of eight (8) single family dwellings – Robert & Patricia Bouchard
Public Hearing: 03/10/05 & 04/14/05
Extended Deadline: 07/14/05 [Staff Report Enclosed]
8. PD-07-2004 Property located on McLane Lane (TM 223, Lots 1Q & 10A), an application to create a planned development by construction of seven (7) single family dwelling units – Quicksilver Realty, LLC
Public Hearing: 11/04/04, 01/13/05 & 02/10/05
Statutory Deadline: 05/26/05 [Staff Report Enclosed]
9. SP-04-2005 Property located at 101 Maple Street, an application for site plan approval for the construction of nine (9) townhouse dwelling units – John Franeros & Robert Draper, Jr.
Public Hearing: 04/28/05 & 05/12/05
Statutory Deadline: 06/23/05 [Staff Report Enclosed]
10. SP-06-2005 Property located at 21 N. Main Street, an application for site plan approval for the construction of a 2,549 sq. ft. convenience store with gas pumps – Cumberland Farms, Inc.
Public Hearing: 04/14/05 [Remain on Table]
Statutory Deadline: 06/09/05
11. CU-12-2005 Property located at 425-431 Lake Avenue, an application for a conditional use permit to install gasoline pumps, with development of a convenience store – John Ragonese
[Staff Report Enclosed]
12. SP-12-2005 Property located at 425-431 Lake Avenue, an application for site plan approval for the construction of a 3,000 sq. ft. convenience store with gasoline sales – John Ragonese
[Recommendation Enclosed]
- B. Current Items:**
13. SP-17-2005 Property located at 175 Lincoln Street, an application for site plan approval to convert a three story industrial building to a mixed use of residential and office/warehouse space – 175 Lincoln Street, LLC
Public Hearing: 05/12/05 [Place on Table]

Statutory Deadline: 07/14/05

14. S-14-2005 Property located at 59 Broadway Avenue, an application to subdivide property to create an 8,054 sq. ft. lot for a single family dwelling – Philip McGlone for Festus P. McGlone
Public Hearing: 05/26/05 [Recommendation Enclosed]
Statutory Deadline: 07/28/05

C. Merger Applications:

15. M-04-2005 Request for a voluntary merger of two lots at 21 N. Main Street, Tax Map 692, Lots 8 and a portion of 10 by Cumberland Farms, Inc.
16. M-06-2005 Request for a voluntary merger of two lots at 1055 Bridge Street, Tax Map 674, Lot 5 and Tax Map 497, Lot 7 by Frank and Janice Hobbs
17. M-07-2005 Request for a voluntary merger of two lots at One Elliot Way, Tax Map 380, Lot 6A and former B & M Railroad, as illustrated on Tax Map 380 by Elliot Hospital
18. M-08-2005 Request for a voluntary merger of 12 lots at 1686 Lake Shore Road, Tax Map 481, Lots 382, 383, 384, 385, 406, 407, 408, 409, and Lots 380, 381, 410, 411 by Donat Ouellette
19. Review for Regional Impact, and determination of completeness of new applications.